GOVERNMENT OF ANDHRA PRADESH
A B S T R A C T

Municipal Administration & Urban Development Department – Pedana Municipality – Change of Land Use from Commercial use to Residential use to an extent of Ac.5.94 cents in R.S.No.663/9 of Pedana Municipality as applied by Smt. R. Adilakshmi W/o. Prasad, MD, M/s. Chandamama Estates – Draft Variation – Confirmation Orders – Issued.

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MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (H1) DEPARTMENT

G.O.MS.No. 93 **Dated: 14-03-2017**
Read the following:-

1. From the Director of Town & Country Planning, AP, Hyd., Lr.Roc.No.11154/2013/R3, dt:02.04.2015.
2. Government Memo No.5115/H1/2015, dt:03.07.2015.
3. From the Director of Town & Country Planning, AP., Hyd., Lr.Roc.No.11154/2013/R3, dated:18.05.2016.
4. Government Memo No. 11411/I2/2012, MA&UD (I2) Department, Dated:30.06.2012.
5. Government Memo No.5115/H1/2015, dt:29.12.2016.
6. From the DTCP, AP, Guntur, Lr.Roc.No.11154/2013/R3, dt:28.10.2016
7. Govt. Memo No.5115/H1/2015, dt:29.12.2016.
8. From the Manager (Works), Govt. Regional Press, Vijayawada Lr. dated 11.01.2017 along with Andhra Pradesh Gazette No.229, dated:27.06.2016.

& & &

ORDER:

The draft variation to the land envisaged in General Town Planning Scheme, the Master Plan of Pedana Town, issued in reference 5th read above, was published in Extraordinary Andhra Pradesh Gazette No.229, Dt:23.01.2016. The Director of Town & Country Planning, Andhra Pradesh, Guntur in the reference 6th read above has informed that the Commissioner, Pedana Municipality has published the draft variation notification in two Daily News papers i.e., one in Andhra Bhoomi Daily in Telugu version and one in Deccan Chronicle in English version. On publication of notification, no suggestions / objections received from the public within the stipulated time and also informed that the applicant has paid an amount of Rs.1,01,640/- towards Development charges. Hence, the draft variation is confirmed.

2. The appended notification will be published in the next issue of the Andhra Pradesh Gazette.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

R. KARIKAL VALAVEN
PRINCIPAL SECRETARY TO GOVERNMENT

To
The Commissioner of Printing, Stationery and Stores Purchase, AP, Vijayawada.
The Director of Town and Country Planning, AP, Guntur.
The Municipal Commissioner, Pedana Municipality, Pedana, Krishna District.
Copy to:
The individual through the Municipal Commissioner, Pedana Municipality, Pedana, Krishna District.
The District Collector, Krishna District.
SF/SC.

// FORWARDED :: BY :: ORDER //

SECTION OFFICER

(P.T.O.)

APPENDIX

NOTIFICATION

The following variation to the Pedana General Town Planning Scheme, the Master Plan which was sanctioned in G.O.Ms.No.280 MA, dated: 12.06.1995, proposed in exercise of the powers conferred by clause (a) of sub-section (2) of Section 15 of the Andhra Pradesh Town Planning Act, 1920 (Act VII of 1920) is hereby published as required by clause (b) of sub-section (2) of the said section..

VARIATION

The site in R.S.No.663/9 of Pedana to an extent of Ac.5.94 cents and the boundaries of which shown in the schedule hereunder and which is earmarked for Commercial land use in the General Town Planning Scheme (Master plan) of Pedana sanctioned in G.O.Ms.No.280 MA, dated: 12.06.1995 is now designated for Residential use by variation of change of land use and basing on the Council ResolutionNo.182, Dated:30.09.2013 of the site as marked "A, B, C, D" in the revised part proposed land use map bearing GTP No.14/2016/R available in the Pedana Municipal Office, subject to the following conditions that;

1. The applicant shall handover the site affected under proposed 60'-0'' wide Master Plan road (516.27 sq.mts.) and 40'-0'' wide Master Plan road (937.51 sq.mts.) to an extent of 1453.78 sq.mts. to the Municipality through Registered Gift Deed at free of cost.
2. The applicant shall have to take necessary steps for re-alignment / shifting Electrical lines which are passing through the site under reference.
3. That the title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission.
4. That the above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.
5. The applicant shall provide sufficient buffer towards Southern side along Murugu bodhi as per G.O.Ms.No.168, MA, dt:07.04.2012.
6. The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
7. The change of land use shall not be used as the proof of any title of the land.
8. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
9. Any other conditions as may be imposed by the competent authority.

SCHEDULE OF BOUNDARIES

North	:	Donka Road (proposed 60'-0'' wide M.P. Road)
East	:	Proposed 40'-0'' wide M.P. Road.
South	:	Existing 12'-0'' wide puntha roads & follows Murugu bodhi (proposed 40'-0'' wide M.P. Road)
West	:	Property belongs to Sri T. Babu Rao.

R. KARIKAL VALAVEN
PRINCIPAL SECRETARY TO GOVERNMENT

SECTION OFFICER